

T.C.

**Town of Vernon
Inland Wetlands Commission (IWC)**

Tuesday, October 27, 2015
7:00 p.m.

Council Chambers, Third Floor
Vernon Memorial Building
14 Park Place
Rockville/Vernon, CT

DRAFT MINUTES

RECEIVED
VERNON TOWN CLERK
15 OCT 30 AM 10:22

1. Call to Order and Roll Call
Meeting was called to order at 7:06 p.m. by Chairperson Lynda Morhardt. Also in attendance were Ronald Kane, Frank Galat, and Robert Lewis. Staff members present were Craig Perry, Town Wetlands Agent, and Shaun Gately, Interim Town Planner.
2. Administrative Actions
 - 2.1 Communications received not related to Agenda Items
Invitation to CACIWC's 28th Annual Meeting & Environmental Conference
Copy of The Habitat and CT Wildlife
 - 2.2 Acceptance of Minutes
Chairperson Morhardt noted a modification on page three, first line, 50 Windsorville Road to read, "Mr. Perry has contacted the law firm a couple of times but has had no further contact"
Mr. Kane made a motion seconded by Chairperson Morhardt to accept the minutes as modified. Motion carried unanimously.
 - 2.3 Call for filing(s) of Intervener petition(s) and determination of status
None.
 - 2.4 Request for Extension of time for Wetlands permit for Thomas Tomko at #64 Hartford Turnpike
Mr. Gately remarked that the Request for Extension is in relation to an approval issued in 2006 for [IWC-2006-24] at #64 Hartford Turnpike.

Thomas Tomko presented his request for extension due to not having secured a tenant for the project. He has been advised he can request a two-year extension for the property.

Mr. Gately noted the original approval for this application was granted in 2006 for five years during which time the legislature changed legislation to allow for all existing permits to be automatically

extended for up to nine years, with additional extensions up to five years, totaling no more than 14 years. Mr. Tomko's current extension expires February 11, 2016. In order to make sure his current extension is good from that point, he will need another extension from the Commission. Extensions are granted in two-year increments. *Mr. Kane made a motion seconded by Chairperson Morhardt to grant the Request for Extension of time for Wetlands permit for Thomas Tomko at #64 Hartford Turnpike to February 11, 2018. Motion carried unanimously.*

3. Discussion/Action

- 3.1 Application [IWC-2015-06] of Carter Chevrolet Co. for a Wetlands permit to conduct activities in a regulated area at #175 Hartford Turnpike (Assessor's ID: Map #02, Block #0158, Lot/Parcel #00006).
- 3.2 Application [IWC-2015-07] of Carter Chevrolet Co. for a Wetlands permit to conduct activities in a regulated area at #160 Hartford Turnpike (Assessor's ID: Map #02, Block #158A Lot/Parcel #00004).

Eric Peterson, P.E of Gardner & Peterson Associates appeared on behalf of applicant. Mr. Peterson distributed landscaping plans and the REMA report. He discussed REMA's recommendations for the wetland area, three restoration areas and their primary functions, mitigation and remediation of wetlands, habitat enhancement areas, buffers, and maintenance. Recommendation was made for all areas to be placed under legal conservation easement and it was noted the recommendation of silt socks be used in addition to silt fence or hay bale barrier. A spill kit will be kept on the property. The report concludes that with the mitigation the functions and values of the area will be better than what is there currently. Discussion took place regarding the function of the current wetlands and whether enhancements or restoration will protect the area. Mr. Gately noted regulation 10.6 of the Town of Vernon Inland Wetland Watercourse Regulations.

Meeting adjourned at 8:10 p.m. Call to order at 8:17 p.m.

Discussion was held regarding maintenance of permeable pavement and conditions to be included with an approved application.

Chairperson Morhardt made a motion seconded by Mr. Galat to approve Application [IWC-2015-06] and [IWC-2015-07] having read the REMA conclusion stating there will be no significant or adverse impacts on regulated wetlands and watercourses whether on site or off site resulting from proposed development of subject site. Commission would like to incorporate the recommendations of the REMA report dated October 23, 2015, and the landscape design and planting schedule of John Alexopoulos, landscape architect, and also include that proposed fencing, split rail suggested, run on the west side behind employee parking area at #175. Commission would also have the area posted as a conservation area, the entire conservation easement needs to be noted on the plans and filed with the town for the wetland and the restoration areas on both sides of proposed project, silt socks are to be incorporated to protect wetland areas in addition to silt fence, and extend the retaining wall behind employee parking area by a few feet. Motion passed unanimously.

4. Status of Cease & Correct Orders

20 Dockerel Road (Gregory & Susan Prentiss).

Mr. Perry noted no visit or walk through has occurred. Site looks secure, disturbed areas look secure. Mr. Prentiss distributed photos of the site and discussed the work completed. This site will stay on docket until next meeting.

50 Windsorville Road.

Mr. Perry has had no further contact. He will discuss with Town Planner what further action to take.

5. Discussion/Additional Business

5.1 Receipt of Application and Determination of Significance
None

5.2 Wetlands Enforcement Officer – Report
Mr. Perry distributed IWC Project Status Report dated 2015-October

[IWC-2015-04] (David Trojanowski – 76 Tallwood Drive)
Contractor is finishing up, Mr. Perry will inspect site.

[IWC-2015-01] (Conn Water Co. – Snipsic Street)
Construction beginning soon. Mr. Perry met with construction representative, will have environmental person on site at all times, their concerns are that no sediment reach the lake.

[IWC-2014-09] (Richard Topp – 658 Bolton Road)

Mr. Perry will be contacting Mr. Topp. He is not sure if work has been completed.

[IWC-2014-04] (Santini – Grand Lofts II)

Work continues and is moving along well.

[IWC-2014-03] (Park West Apartments)

Site work has been completed, some clean up remains prior to release of E & S bonding. Some disturbed dirt areas within the basins have not been stabilized with seeding yet. Project looks great.

[IWC-2012-09] (Loom City Lofts)

Excavation work has been completed, landscape being done. Sumps need to be cleaned prior to release of E & S bond.

[IWC-2006-24] [PZ-2007-20] (64 Hartford Tnpk. – Office Building)

Extension has been granted.

[IWC-2006-10] [PZ-2006-22] (214 West Street – Boynton)

Top course pavement completed. Construction continues on last couple of lots in subdivision. Final inspection Punch List has been issued.

Mr. Perry brought to attention that some of the old IWC permits are about to expire or have already done so, noting **[IWC-2006-22]** (475 Talcottville Road) and **[IWC-2006-16]** (Acorn Road) will expire in the next two months. Also **[IWC-2006-09]** (501 Talcottville Road N/F Victor Basile) permit has expired and will be removed from the list.

- 5.3. Inland Wetlands Agent – Report
None.

7. Adjournment

Mr. Galat made a motion seconded by Mr. Kane to adjourn at 8:45 p.m. Motion carried unanimously.

Respectfully Submitted

Susan Hewett

Recording Secretary